

**TITLE 7**  
**INDUSTRIAL DISTRICTS**

***SUBTITLE 1. OVERVIEW; GENERAL REQUIREMENTS***

***PART I. OVERVIEW***

**§ 7-101. Purpose.**

Three industrial districts are established in recognition of the diverse industrial and manufacturing uses that exist in the City and that reasonably are expected to exist in the City in the near future.

**§ 7-102. Regulatory intent.**

The regulations are designed and intended:

- (1) to promote growth and stability of industrial and related development;
- (2) to strengthen the economic base of the City;
- (3) to provide the flexibility needed to meet the changing technological conditions that affect industry, its plants, and products;
- (4) to encourage the upgrading of industrial operations by the application of good housekeeping standards;
- (5) to protect the character of the district and its suitability for particular uses; and
- (6) to preserve and expand the City's tax base and employment potential.

**§ 7-103. Excluded uses.**

New residential development and other uses of land are excluded from these districts, both to protect industrial development from the intrusion of non-industrial uses and to ensure the reservation of adequate areas for industrial development.

***PART II. GENERAL REQUIREMENTS***

**§ 7-104. In general.**

In addition to the general provisions of Title 3 {“General Rules”} of this article and the regulations specified in this title for a particular district or subdistrict, the following provisions apply to all Industrial Districts.

**§ 7-105. Prohibited uses.**

Dwelling, efficiency, and rooming units, other than guard’s quarters, are prohibited in all Industrial Districts.

**§ 7-106. {Reserved}**

**§ 7-107. Yards.**

(a) *Accessory structures.*

Accessory structures must comply with the yard requirements of the principal structure.

(b) *Using average of existing improvements*

(1) This subsection applies to a subsequently-erected or -expanded structure on a block where lots having 50% or more of the frontage on the same side of a street and within 200 feet of either of the structure's side lot lines have already been improved with structures that have front yards of more or less depth than required by this title.

(2) The required front-yard depth for the subsequently-erected or -expanded structure within that frontage is the average depth of the front yards of the already-improved lots, but in no case more than 30 feet.

(c) *Lots abutting railroad rights-of-way.*

If any part of a side or rear lot line coincides with a railroad right-of-way or siding track, no side or rear yard is required where the lot line so coincides.

(d) *Lots abutting navigable water.*

If any part of a side or rear lot line coincides with navigable water, no side or rear yard is required where the lot line so coincides.

**§ 7-108. Floor area ratio.**

Floor area ratio requirements, as set forth in this title for each subdistrict, determine the maximum floor area allowable, for both principal and accessory structures, in direct ratio to the gross area of the lot.

**§ 7-109. Performance standards in M-1 District.**

All uses in an M-1 District, whether permitted, accessory, or conditional, must conform to the performance standards set forth in Title 12 {"Performance Standards"} of this article.

***SUBTITLE 2. M-1 INDUSTRIAL DISTRICT***

***PART I. OVERVIEW***

**§ 7-201. Design.**

The M-1 Industrial District is designed to provide areas suitable for industrial and related activities that require, deserve, and promote a relatively nuisance-free environment compatible with and not detrimental to an adjoining Business or Residence District.

**§ 7-202. Performance standards.**

It is anticipated that an M-1 District might be adjacent to Business or Residence Districts. To promote and maintain the nuisance-free characteristics of the permitted uses and their compatibility with any adjoining Residence or Business District, compliance with the performance standards set forth in Title 12 {"Performance Standards"} of this article is required.

**§ 7-203. Subdistricts.**

The M-1 District is divided into 3 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

**§ 7-204. {Reserved}**

***PART II. USE REGULATIONS***

**§ 7-205. General requirements.**

**(a) *In general.***

In addition to the requirements in Subtitle 1 {"Overview; General Requirements"} of this title, uses in an M-1 District are subject to the following requirements.

**(b) *Uses to be enclosed; exceptions.***

(1) Except as specified in paragraph (2) of this subsection, industrial, servicing, manufacturing, processing, and storage uses must be located within enclosed structures.

(2) This subsection does not apply to off-street parking and loading.

**(c) *Truck parking as accessory use only.***

The parking of trucks is allowed as an accessory use only.

**§ 7-206. Permitted uses.**

In an M-1 District, permitted uses are as follows, subject to compliance with the performance standards set forth in Title 12 {"Performance Standards"} of this article:

(1) Adhesive products: manufacturing.

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- (2) Artisans' and craft work.
- (3) Athletic fields.
- (4) Automatic teller machines.
- (5) Automotive parts: manufacturing.
- (6) Bakery goods: manufacturing.
- (7) Banks and savings and loan associations.
- (8) Beverages: manufacturing.
- (9) Bookbinding.
- (10) Bottling works.
- (11) Boxes: manufacturing.
- (12) Brooms or brushes: manufacturing.
- (13) Bus and transit turnarounds and passenger shelters.
- (14) Cameras and other photographic equipment: manufacturing.
- (15) Candy: manufacturing.
- (16) Canvas products: manufacturing.
- (17) Carpet and rug cleaning establishments.
- (18) Carpet: manufacturing.
- (19) Cereals: manufacturing.
- (20) Clothing and other finished products: manufacturing.
- (21) Coffee roasting.
- (22) Communications systems: sales and service, other than retail.
- (23) Computer centers.
- (24) Contractor and construction shops.
- (25) Cosmetics: manufacturing.

- (26) Cotton processing
- (27) *{Vacant}*
- (28) Die casting.
- (29) *{Vacant}*
- (30) Dry cleaning establishments.
- (31) Dyeing establishments.
- (32) Electronic components and instruments: manufacturing and assembling.
- (33) Electroplating.
- (34) Employment agencies.
- (35) Extracts, food and flavor: manufacturing.
- (36) Fences: manufacturing.
- (37) Fermented fruits and vegetable products: processing.
- (38) Flammable liquids: manufacturing and storage.
- (39) Flour: manufacturing
- (40) Food products: manufacturing and processing.
- (41) Furniture and fixtures: manufacturing.
- (42) Galvanizing
- (43) Gases, non-combustible and non-toxic: manufacturing and storage.
- (44) Glass products: manufacturing from previously prepared materials.
- (45) Greenhouses.
- (46) Hardware and tools: manufacturing.
- (47) Ice, natural and dry: manufacturing.
- (48) Ice cream : manufacturing.
- (49) Industrial supplies: distribution and sales.
- (50) Ink: manufacturing.

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- (51) Inked products: manufacturing.
- (52) Instruments, professional, scientific, and controlling: manufacturing.
- (53) Jewelry: manufacturing.
- (54) Laboratories: research and testing.
- (55) Laboratory apparatus: manufacturing.
- (56) Leather products: manufacturing.
- (57) Linen, towel, diaper, and similar supply establishments.
- (58) Lithographing.
- (59) Luggage: manufacturing.
- (60) Machinery and machines, household, business, and office: manufacturing.
- (61) Machinery and machines, industrial, new: sales, rental, and service.
- (62) Machines, business and office, new and used: sales, rental, and service.
- (63) Machine shops.
- (64) Machine tools, light: manufacturing.
- (65) Mail order distribution centers.
- (66) Malting.
- (67) Maritime suppliers.
- (68) Massage therapists' offices.
- (69) Matches: manufacturing.
- (70) Mattresses: manufacturing.
- (71) Medical equipment: manufacturing.
- (72) Metal finishing.
- (73) Metal products and machinery, medium and light: manufacturing.
- (74) Milk and dairy products: processing and distribution.

- (75) Mirrors: manufacturing.
- (76) Musical instruments, including organs and pianos: manufacturing.
- (77) Newsstands.
- (78) Novelty products: manufacturing.
- (79) Optical equipment: manufacturing.
- (80) Orthopedic and medical appliances: manufacturing.
- (81) Paper products: manufacturing from previously prepared materials.
- (82) Perfumes: manufacturing.
- (83) Pharmaceuticals: manufacturing.
- (84) Photography film: manufacturing and processing.
- (85) Plastic products: manufacturing from previously prepared materials.
- (86) Polish: manufacturing.
- (87) Printing and publishing.
- (88) Private piers.
- (89) Public transportation uses, as follows:
  - (i) Bus and transit passenger stations and terminals.
  - (ii) Garages and lots for bus and transit vehicles.
- (90) Public utility service centers.
- (91) Radio and television antennas and towers, including microwave antennas (satellite dishes), that extend no more than 25 feet above the building on which they are mounted.
- (92) Railroad rights-of-way and passenger stations.
- (93) Recording studios.
- (94) Rope or twine, fibrous: manufacturing.
- (95) Rubber products: manufacturing or processing from previously prepared materials.
- (96) Rugs: manufacturing.
- (97) Serums, toxins, and viruses: manufacturing and processing.

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- (98) *{Vacant}*
- (99) Shipyards.
- (100) Silverware, plate and sterling: manufacturing.
- (101) Spices: manufacturing and processing.
- (102) Sporting and athletic goods: manufacturing.
- (103) Starch: manufacturing.
- (104) Telephone exchanges.
- (105) Textile mill products: manufacturing and fabrication.
- (106) Tobacco products: manufacturing.
- (107) Toiletries: manufacturing.
- (108) Tool, die, or pattern making shops.
- (109) Toys and games: manufacturing.
- (110) *{Vacant}*
- (111) Umbrellas: manufacturing.
- (112) Undertaking establishments and funeral parlors.
- (113) Upholstering shops.
- (114) Warehousing and storage.
- (115) Wax and wax products: manufacturing.
- (116) Wholesale establishments.
- (117) Window blinds, shades, and awnings: manufacturing.
- (118) Wire: manufacturing.
- (119) Wood products: manufacturing.

### **§ 7-207. Conditional uses — Board approval required.**

In an M-1 District, conditional uses that require Board approval are as follows, subject to compliance with the performance standards set forth in Title 12 {“Performance Standards”} of this article:



- (1) Atomic reactors.
- (2) Auction rooms.
- (3) Auditoriums.
- (4) Day nurseries and nursery schools.
- (5) Fire and police stations.
- (6) Hotels and motels.
- (7) Marinas: dry storage (boatels).
- (8) Marinas: industrial (boat repair facilities).
- (9) Marinas: recreational.
- (10) Mining: gravel, sand, or other raw materials.
- (11) Offices: business and professional, other than accessory.
- (12) Post offices.
- (13) Public utility services and transportation uses, as follows:
  - (i) Antenna towers, microwave relay towers, and similar installations for communications transmission or receiving.
  - (ii) Bus and transit passenger stations and terminals.
  - (iii) Electric distribution centers and substations.
  - (iv) Electric power generator stations.
  - (v) Helistops.
  - (vi) Overhead power transmission tower lines.
  - (vii) Radio and television stations and studios.
  - (viii) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
  - (ix) Sewerage pumping stations.
  - (x) Water filtration plants, reservoirs, and pumping stations.

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- (14) Radar installations.
- (15) Radio and television antennas and towers, including microwave antennas (satellite dishes), when free-standing or when they extend higher than 25 feet above the building on which they are mounted.
- (16) Recreation buildings and community centers.
- (17) Recreational facilities: outdoor.
- (18) Recycling collection stations.
- (19) Schools: industrial trade.
- (20) Textile mill products: processing and sorting.
- (21) Union Halls.

### **§ 7-208. Conditional uses — Ordinance required.**

In an M-1 District, conditional uses that require approval by ordinance are as follows, subject to compliance with the performance standards set forth in Title 12 {“Performance Standards”} of this article:

- (1) Community correction centers.
- (2) Parking, open off-street areas, other than accessory, for the parking of 4 or more motor vehicles.
- (3) Planned unit developments: industrial.
- (4) Substance abuse treatment centers.

### **§ 7-209. Accessory uses.**

In an M-1 District, accessory uses and structures include, but are not limited to, the following, subject to compliance with the performance standards set forth in Title 12 {“Performance Standards”} of this article:

- (1) Amusement devices, as follows:
  - (i) No more than 5 amusement devices when used in combination with one of the following:
    - (A) Billiard or pool room.
    - (B) Bowling alley.
    - (C) Bus, train, or boat terminal.

- (D) Hotel or motel.
- (E) Indoor tennis or racquet club.
- (F) Marina.
- (G) Miniature golf.
- (H) Race track.
- (I) Restaurant with alcoholic beverage license.
- (J) Skating rink.
- (K) Social, fraternal or veteran club.
- (L) Swimming pool.
- (M) Tavern.

(ii) No more than 5 amusement devices when used in combination with other uses that the Board finds, after a public hearing, to be entertainment, leisure, or recreation oriented.

(iii) Amusement devices when used in combination with uses that are not entertainment, leisure, or recreation oriented, subject to:

(A) an amusement device location permit having been obtained under Article 15 of the City Code; and

(B) the following limits based on the net floor area of the location's interior space devoted to the principal use:

1. no more than 1 device if the net floor area is 600 square feet or less; and
2. no more than 2 devices if the net floor area exceeds 600 square feet.

(2) Animal facilities, as follows:

(i) Dog or cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.

(ii) Facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City.

(3) Temporary real estate sales offices, for the purpose of conducting the sale of lots or

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improvements in the development in which the office is located — but only for a period not to exceed the duration of active construction and for 1 year following.

- (4) Temporary storage of building materials and equipment and temporary structures for on-site construction purposes — but only for a period not to exceed the duration of active construction.

### § 7-210. *{Reserved}*

## PART III. BULK REGULATIONS

### § 7-211. *{Reserved}*

### § 7-212. Yards.

#### (a) *In general.*

The minimum yard requirements in an M-1 District are as specified in this section.

#### (b) *Front.*

(1) In an M-1-1 District — at least 30 feet deep.

(2) In an M-1-2 District — at least 20 feet deep.

(3) In an M-1-3 District — none required.

#### (c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep unless otherwise stated in this section.

#### (d) *Street corner side.*

(1) In an M-1-1 District — at least 15 feet deep.

(2) In an M-1-2 District — at least 10 feet deep.

(3) In an M-1-3 District — none required.

#### (e) *Rear.*

At least 30 feet deep.

#### (f) *Along Residence and Office-Residence District boundaries.*

If any part of a side lot line in an M-1 District coincides with a side or rear lot line in an adjoining Residence or Office-Residence District, a minimum 30-foot yard must be provided on the industrial lot wherever the lot lines so coincide.

**§ 7-213. Floor area ratio.**

(a) *In general.*

The maximum floor area ratios in an M-1 District are as specified in this section.

(b) *M-1-1 District.*

(1) *General.*

The floor area ratio in an M-1-1 District may not exceed 1.0.

(2) *Height limitations.*

In any event, no structure in an M-1 District may be higher than 40 feet.

(c) *M-1-2 District.*

The floor area ratio in an M-1-2 District may not exceed 3.0.

(d) *M-1-3 District.*

The floor area ratio in an M-1-3 District may not exceed 6.0.

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***SUBTITLE 3. M-2 INDUSTRIAL DISTRICT***

***PART I. OVERVIEW***

**§ 7-301. Design.**

The M-2 Industrial District is a general industrial district, designed for those uses that are not as “heavy” in their characteristics as those permitted in an M-3 District.

**§ 7-302. Basic uses.**

The uses permitted in an M-2 District are those customarily regarded as general manufacturing and industrial uses. These uses generally have moderate nuisance characteristics associated with their operation. The uses permitted are mutually compatible and compatible with the character of a general industrial area.

**§ 7-303. Additional industrial uses.**

**(a) Purpose.**

- (1) It is recognized that in every “heavy” industry customarily identified with nuisance-producing characteristics (and, therefore, relegated to the M-3 District), individual plants might be so carefully operated as to be compatible with and not detrimental to the uses permitted in this M-2 District.
- (2) For this reason, certain uses permitted in the M-3 District, but not expressly allowed in the M-2 District, may be allowed as an additional industrial use in the M-2 District, in particular instances.

**(b) Status as permitted use.**

- (1) Any additional industrial use established in the M-2 District in accordance with this subtitle is considered to be a permitted use in the M-2 District.
- (2) A use that was lawfully existing in an M-2 District on April 20, 1971, but is now allowed only as an additional industrial use, is considered to be a permitted use in the M-2 District. However, any expansion of that use must comply with the additional industrial use standards of this subtitle.

**§ 7-304. Subdistricts.**

The M-2 District is divided into 4 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

***PART II. USE REGULATIONS***

**§ 7-305. General requirements.**

**(a) In general.**

In addition to the requirements in Subtitle 1 {“Overview; General Requirements”} of this title, uses in an M-2 District are subject to the following requirements.

(b) *Uses to be enclosed or screened; exceptions.*

(1) Except as specified in paragraph (2) of this subsection, industrial, servicing, manufacturing, processing, and storage uses located within 200 feet and visible from ground level of a Residence or Office-Residence District must be:

(i) located within enclosed structures; or

(ii) effectively screened by:

(A) a wall, fence, or other substantially equivalent structure, at least 6 feet high; or

(B) a terrain or landscaping feature functioning as an effective screen.

(2) This subsection does not apply to off-street parking and loading.

**§ 7-306. Permitted uses.**

In an M-2 District, permitted uses are as follows:

(1) As in an M-1 District, except that they need not comply with the performance standards in Title 12 {“Performance Standards”} of this article.

(2) Aircraft: manufacturing.

(3) Automobiles: manufacturing and fabrication.

(4) Batteries: manufacturing and rebuilding.

(5) Batteries and tires: sales and service.

(6) Beer and ale: brewing.

(7) Blueprinting and photostating establishments.

(8) Bottles: manufacturing.

(9) Building and lumber material sales establishments with shops and yards.

(10) Car washes.

(11) Carry-out food shops.

(12) Catering establishments, food.

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- (13) Check cashing agencies.
- (14) Chemical apparatus: manufacturing.
- (15) Cinder and cinder blocks: manufacturing.
- (16) Clinics: medical and dental.
- (17) Clubs and lodges: nonprofit.
- (18) Coal yards.
- (19) Concrete and concrete products: manufacturing.
- (20) Contractor and construction shops and yards.
- (21) Cork products: manufacturing and processing.
- (22) Electrical appliances, including lamp bulbs and fixtures: manufacturing and assembling.
- (23) Fire and police stations.
- (24) Flammable liquids: manufacturing and storage.
- (25) Food commissaries.
- (26) Fuel and ice sales.
- (27) Furs and leather: processing.
- (28) Garages for storage, repair, and servicing of motor vehicles.
- (29) Gelatin and casein: manufacturing.
- (30) Glass: manufacturing.
- (31) Highway maintenance shops and yards.
- (32) Hiring halls and work distribution centers.
- (33) Insulating materials: manufacturing.
- (34) Laundries.
- (35) Lumber yards.
- (36) *{Vacant}*
- (37) Monument works.



- (38) Motorcycles and similar motorized vehicles: manufacturing and assembling.
- (39) Motor vehicle rental establishments.
- (40) Moving and storage establishments.
- (41) Packing houses, food.
- (42) Parcel collection and delivery stations.
- (43) Parking, off-street garages, other than accessory, for the parking of 4 or more motor vehicles.
- (44) Parking, open off-street areas, other than accessory, for the parking of 4 or more motor vehicles.
- (45) Photocopying services.
- (46) Photoengraving.
- (47) Photographers.
- (48) Pickling, metal.
- (49) Plumbing, heating, and electrical equipment showrooms and shops
- (50) Porcelain enamel products: manufacturing.
- (51) Porcelain enamels and glazes: manufacturing
- (52) Post offices.
- (53) Pottery and chinaware: manufacturing.
- (54) Public utility services and transportation uses, as follows:
  - (i) Antenna towers, microwave relay towers, and similar installations for communications transmission or receiving.
  - (ii) Bus and transit passenger stations and terminals.
  - (iii) Electric distribution centers and substations.
  - (iv) Garages and lots for bus and transit vehicles.
  - (v) Marine terminals: freight.
  - (vi) Motor freight terminals.

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- (vii) Railroad freight terminals, piggy-back terminals, switching and classification yards, repair shops, and roundhouses.
- (viii) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
- (ix) Sewerage pumping stations.
- (x) Water filtration plants, reservoirs, and pumping stations.
- (55) Radio and television antennas and towers, including microwave antennas (satellite dishes), when free-standing or when they extend higher than 25 feet above the building on which they are mounted.
- (56) Restaurants and lunch rooms — but not including live entertainment or dancing.
- (57) Salt: manufacturing and processing.
- (58) Sawmills and planing mills.
- (59) Schools: commercial.
- (60) Schools: trade.
- (61) *{Vacant}*
- (62) Signs: manufacturing, sales, and service.
- (63) Sodium compounds: manufacturing and processing.
- (64) Statuary: production.
- (65) Stone cutting.
- (66) Stone, synthetic: manufacturing.
- (67) Sugar refineries.
- (68) Taverns — but not including live entertainment or dancing.
- (69) Terra cotta: manufacturing.
- (70) Tiles: manufacturing.
- (71) Tire manufacturing — but no open storage of tires or tire products within 200 feet of a residence district.
- (72) Tire retreading and recapping establishments — but no open storage of tires or tire products within 200 feet of a residence district.

- (73) Trailers: manufacturing.
- (74) Trucks: manufacturing and fabrication.
- (75) Trucks and truck trailers: sales and rental.
- (76) Union halls.
- (77) Vending machines for retail sale of ice or milk.
- (78) Welding shops.
- (79) Wool: processing.

**§ 7-307. Conditional uses — Board approval required.**

In an M-2 District, conditional uses that require Board approval are as follows:

- (1) As in an M-1 District (unless it is a permitted use under § 7-306), except that:
  - (i) those uses need not comply with the performance standards in Title 12 {“Performance Standards”} of this article; and
  - (ii) the following uses allowed in an M-1 District are not allowed in an M-2 District:
    - (A) Marinas: recreational;
    - (B) Schools: industrial trade; and
    - (C) Textile mill products: processing and sorting.
- (2) Animal hospitals.
- (3) Gases, combustible or toxic: manufacturing and storage.
- (4) Gasoline service stations.
- (5) Marine terminals: passenger.
- (6) Open storage of tires or tire products as a principal or accessory use within 200 feet of a residence district.
- (7) Public utility services and transportation uses, as follows:
  - (i) Heliports.
  - (ii) Petroleum distribution pumping or valve substations and rights-of-way.

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- (8) Recyclable materials recovery facilities, with outdoor storage of materials — but only if the facility is effectively screened by a durable fence or landscaping.
- (9) Restaurants and lunch rooms — including live entertainment and dancing— but only if located at least 500 feet from a residence district.
- (10) Rock crushing.
- (11) Stables for horses.
- (12) Taverns — including live entertainment and dancing — but only if located at least 500 feet from a residence district.
- (13) Waste disposal (except garbage) for land fill and land reclamation.

### **§ 7-308. Conditional uses — Ordinance required.**

In an M-2 District, conditional uses that require approval by ordinance are as follows:

- (1) As in an M-1 District (unless it is a permitted use under § 7-306), except that they need not comply with the performance standards in Title 12 {“Performance Standards”} of this article.
- (2) Penal and correctional institutions.
- (3) Service and housing centers.

### **§ 7-309. Additional industrial uses.**

#### *(a) In general.*

Except as specified in subsection (b) of this section, uses not otherwise allowed in an M-2 Industrial District under this subtitle, but which are permitted uses in an M-3 Industrial District, may be authorized as additional industrial uses in accordance with this section.

#### *(b) Excluded uses.*

The following M-3 uses (which are customarily identified with “heavy” nuisance-producing characteristics) are not allowed as additional industrial uses in an M-2 District:

- (1) Abattoirs.
- (2) Animal byproducts (not for human consumption): processing.
- (3) Asphaltic mix plants.
- (4) Bituminous products: processing.
- (5) Fertilizer: manufacturing and processing.
- (6) Fish: processing.

- (7) Offal: processing.
- (8) Ore: handling and storage.
- (9) Stock yards.
- (10) Tar: manufacturing.

(c) *Rules and regulations — Board to adopt.*

The Board is to adopt rules and regulations governing additional industrial uses in an M-2 Industrial District.

(d) *Rules and regulations — design and scope.*

The rules and regulations must:

- (1) be designed to promote compatibility of a proposed additional industrial use with the general character of an M-2 District and the uses permitted in an M-2 District; and
- (2) include standards and regulations pertaining to:
  - (i) noise of operation;
  - (ii) earthborne vibration of operation;
  - (iii) emission of smoke and particulate matter;
  - (iv) emission and creation of toxic matter and odorous matter; and
  - (v) glare and direct illumination.

(e) *Rules and regulations — administration.*

The Zoning Administrator administers and enforces the rules and regulations adopted by the Board under this section.

(f) *Authorization for additional industrial use.*

- (1) To establish an additional industrial use in an M-2 District, a person must submit to the Zoning Administrator:
  - (i) an application for a zoning authorization under Title 2, Subtitle 3 {“Zoning Authorizations”} of this article; and
  - (ii) evidence and information reasonably sufficient to enable the Zoning Administrator to determine whether the proposed additional industrial use complies with the Board’s rules and regulations.

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- (2) The procedures to be followed by the applicant and the Zoning Administrator are as provided in § 2-304 {"Compliance with performance standards"} of this article.
- (3) The applicant must promptly deliver any additional relevant information that the Zoning Administrator requests.

### § 7-310. Accessory uses.

In an M-2 District, accessory uses and structures are the same as those in an M-1 District, except that they need not comply with the performance standards in Title 12 {"Performance Standards"} of this article.

## PART III. BULK REGULATIONS

### § 7-311. {Reserved}

### § 7-312. Yards.

#### (a) *In general.*

The minimum yard requirements in an M-2 District are as specified in this section.

#### (b) *Front.*

- (1) In an M-2-1 District — at least 30 feet deep.
- (2) In an M-2-1S District — at least 10 feet deep.
- (3) In an M-2-2 District — at least 20 feet deep.
- (4) In an M-2-3 District — none required.

#### (c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep unless otherwise stated in this section.

#### (d) *Street corner side.*

- (1) In an M-2-1 District — at least 15 feet deep.
- (2) In an M-2-1S District — at least 10 feet deep.
- (3) In an M-2-2 District — at least 10 feet deep.
- (4) In an M-2-3 District — none required.

(e) *Rear.*

- (1) In an M-2-1 District — at least 30 feet deep.
- (2) In an M-2-1S District — at least 30 feet deep.
- (3) In an M-2-2 District — at least 30 feet deep.
- (4) In an M-2-3 District — none required.

(f) *Along Residence and Office-Residence District boundaries.*

If any part of a side lot line in an M-2 District coincides with a side or rear lot line in an adjoining Residence or Office-Residence District, a minimum 20-foot yard must be provided on the industrial lot wherever the lot lines so coincide.

**§ 7-313. Floor area ratio.**

(a) *In general.*

The maximum floor area ratios in an M-2 District are as specified in this section.

(b) *M-2-1 District.*

The floor area ratio in an M-2-1 District may not exceed 2.0.

(c) *M-2-1S District.*

The floor area ratio in an M-2-1S District may not exceed 2.0.

(d) *M-2-2 District.*

The floor area ratio in an M-2-2 District may not exceed 5.0.

(e) *M-2-3 District.*

The floor area ratio in an M-2-3 District may not exceed 8.0.

***SUBTITLE 4. M-3 INDUSTRIAL DISTRICT***

***PART I. OVERVIEW***

**§ 7-401. Design.**

The M-3 Industrial District is designed for industrial, manufacturing, and related activities generally known and described as “heavy industry”.

**§ 7-402. Basic uses; locations.**

Although M-1 and M-2 uses are permitted in this district, it is anticipated that the great majority of uses to be established in an M-3 District are those not permitted in M-1 and M-2 Districts. Accordingly, this district is primarily for those areas located deep within the industrial portions of the City, usually but not necessarily adjacent to the harbor and major railroad facilities.

**§§ 7-403 to 7-404. {Reserved}**

***PART II. USE REGULATIONS***

**§ 7-405. General requirements.**

*(a) In general.*

In addition to the requirements in Subtitle 1 {“Overview; General Requirements”} of this title, uses in an M-3 District are subject to the following requirements.

*(b) Uses to be enclosed or screened; exceptions.*

(1) Except as specified in paragraph (2) of this subsection, industrial, servicing, manufacturing, processing, and storage uses located within 200 feet and visible from ground level of a Residence or Office-Residence District must be:

(i) located within enclosed structures; or

(ii) effectively screened by:

(A) a wall, fence, or other substantially equivalent structure, at least 6 feet high; or

(B) a terrain or landscaping feature functioning as an effective screen.

(2) This subsection does not apply to off-street parking and loading.

**§ 7-406. Permitted uses.**

In an M-3 District, permitted uses are as follows:

(1) As in an M-2 District.

(2) Abattoirs.



- (3) Abrasives: manufacturing.
- (4) Acids: manufacturing.
- (5) Alcohol distillation.
- (6) Alkalies: manufacturing.
- (7) Ammonia: manufacturing.
- (8) Animal byproducts (not for human consumption): processing.
- (9) Asbestos products: manufacturing.
- (10) Asphaltic mix plants.
- (11) Bituminous products: processing.
- (12) Bleacheries.
- (13) Boiler works.
- (14) Bone distillation.
- (15) Bone and ivory products: processing.
- (16) Bricks: manufacturing.
- (17) Carbon black or lampblack: manufacturing.
- (18) Cellulose: manufacturing.
- (19) Cement: manufacturing.
- (20) Charcoal: manufacturing.
- (21) Charcoal products: processing.
- (22) Chemicals and allied products: manufacturing.
- (23) Clay and clay products: manufacturing.
- (24) Coal distillation.
- (25) Coatings, protective: manufacturing and processing.
- (26) Detergent: manufacturing.

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- (27) Excelsior and other packing materials: manufacturing and storage.
- (28) Fats: rendering.
- (29) Feed: manufacturing and processing.
- (30) Fertilizer: manufacturing and processing.
- (31) Fish: processing.
- (32) *{Vacant}*
- (33) Floor covering other than carpeting: manufacturing.
- (34) Foundries, ferrous and non-ferrous.
- (35) *{Vacant}*
- (36) Glue and sizing: manufacturing.
- (37) Grain elevators and grain storage.
- (38) Grain milling.
- (39) Graphite and graphite products: manufacturing.
- (40) Grease and tallow: manufacturing and processing.
- (41) Gypsum and other forms of plaster base: manufacturing.
- (42) Hair, feathers, and felt: processing and derivative products.
- (43) Hides: processing.
- (44) *{Vacant}*
- (45) Insulators, porcelain: manufacturing.
- (46) Jute, hemp, sisal, and oakum products: manufacturing.
- (47) *{Vacant}*
- (48) Leather tanning.
- (49) Machinery and machines, industrial, used: sales, rental, and service.
- (50) Metal products and machinery, heavy: manufacturing — including:

- (i) construction, mining, and materials-handling machinery and equipment;
  - (ii) farm machinery and equipment;
  - (iii) industrial machinery and equipment;
  - (iv) locomotives;
  - (v) railroad cars; and
  - (vi) tractors.
- (51) Metal stamping and extrusion.
- (52) Metals, ferrous and non-ferrous: manufactured from raw materials.
- (53) Metals: smelting and refining.
- (54) Offal: processing.
- (55) Oils and fats, animal and vegetable: manufacturing and processing.
- (56) Ore: handling and storage.
- (57) Ore reduction.
- (58) Paints, pigments, enamels, japans, lacquers, shellac, whiting, putty, wood filler, turpentine, and varnishes: manufacturing.
- (59) Paper: manufacturing.
- (60) Paraffin: manufacturing and processing.
- (61) Pesticides and fungicides: manufacturing and processing.
- (62) Petroleum products: manufacturing and processing.
- (63) Petroleum and related industries: refining.
- (64) Plastics: manufacturing and reclaiming.
- (65) Public utility services and transportation uses, as follows:
- (i) Gas manufacturing and storage.
  - (ii) Petroleum distribution pumping or valve substations and rights-of-way.
- (66) Pulp: manufacturing.

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- (67) Pyroxylin: manufacturing and storage.
- (68) Roofing materials: manufacturing.
- (69) Rubber, caoutchouc, and gutta-percha: manufacturing and processing.
- (70) Soaps: manufacturing.
- (71) Solvents: distillation.
- (72) Stables for horses.
- (73) Steel fabricating shops.
- (74) Stock yards.
- (75) Tar: manufacturing.
- (76) Tire manufacturing — including open storage of tires or tire products.
- (77) Tire retreading and recapping establishments — including open storage of tires or tire products.
- (78) Vinegar: manufacturing.
- (79) Wood: distillation.
- (80) Wood treating by creosote or other preservatives.
- (81) Yeast: manufacturing.
- (82) Manufacturing, processing, fabrication, and storage uses other than those specifically listed above — unless otherwise prohibited by § 3-107 {“Prohibited uses — storage, etc., of vehicles”} of this article.

### **§ 7-407. Conditional uses — Board approval required.**

In an M-3 District, conditional uses that require Board approval are as follows:

- (1) As in an M-2 District (unless it is a permitted use under § 7-406).
- (2) Arsenals.
- (3) Automobile dismantling or scrapping.
- (4) Automotive testing grounds.
- (5) Boats less than 65 feet long: manufacturing and repairing with sales.

- (6) Explosives: manufacturing and storage.
- (7) Junk or scrap storage and yards.
- (8) Marine terminals: passenger.
- (9) Radioactive waste handling.

**§ 7-408. Conditional uses — Ordinance required.**

In an M-3 District, conditional uses that require approval by ordinance are as follows:

- (1) As in an M-1 District (unless it is a permitted use under § 7-406), except that they need not comply with the performance standards in Title 12 {"Performance Standards"} of this article.
- (2) Hazardous material (as defined in § 7-101 of the State Environment Article): handling and storage.
- (3) Incinerators: commercial or municipal.
- (4) Penal and correctional institutions.

**§ 7-409. Accessory uses.**

In an M-3 District, accessory uses and structures are the same as those in an M-1 District, except that they need not comply with the performance standards in Title 12 {"Performance Standards"} of this article.

**§ 7-410. {Reserved}**

*PART III. BULK REGULATIONS*

**§ 7-411. {Reserved}**

**§ 7-412. Yards.**

- (a) *In general.*

The minimum yard requirements in an M-3 District are as specified in this section.

- (b) *Front.*

At least 10 feet deep.

- (c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep

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unless otherwise stated in this section.

(d) *Street corner side.*

At least 10 feet deep.

(e) *Rear.*

None required unless otherwise stated in this section.

(f) *Along Residence and Office-Residence District boundaries.*

If any part of a side or rear lot line in an M-3 District coincides with a side or rear lot in an adjoining Residence or Office-Residence District, a minimum 10-foot yard must be provided on the industrial lot wherever the lot lines so coincide.

**§ 7-413. Floor area ratio.**

The floor area ratio in an M-3 District may not exceed 6.0.